

Claims

What is claimed is:

- 5 1. A method of compiling real property information from a central database, comprising:
 - providing a website;
 - storing real property information from a portfolio of real properties on the central database;
 - 10 providing a set of real properties from the portfolio of real properties to be offered as collateral in a loan package;
 - providing access to the real property information related to the set of real properties to a lender through
 - 15 the website, wherein the lender makes selections to view the real property information which is retrieved from the central database; and
 - displaying the real property information as selected by the lender on the website.
 - 20
2. The method of claim 1 further including:
 - accessing the real property information from the central database through a communication network; and
 - displaying the real property information for the
 - 25 lender operating a computer system remote from the central database.
3. The method of claim 1 wherein the step of providing a set of real properties includes the steps of:
 - 30 determining a valuation of each of the portfolio of real properties; and
 - selecting ones of the portfolio of real properties to form the set of real properties such that a total valuation of the set of real properties is sufficient for the loan

package.

4. The method of claim 1 further including the step of
providing a log-in code to the lender, wherein the log-in
5 code limits the lender to viewing the real property
information related to the set of real properties.

5. The method of claim 4 further including the step of
providing search selections for the lender to search based
10 on attributes of the set of real properties.

6. The method of claim 5 further including the step of
providing a summary of search results for a plurality of
real properties when search selections match more than one
15 real property.

7. The method of claim 1 further including the step of
displaying only a first portion of the real property
information related to the set of real properties which is
20 approved for lender viewing.

8. The method of claim 7 further including the step of
adding a second portion of real property information to
that approved for lender viewing upon receiving a request
25 from the lender for the second portion of real property
information.

9. A method of using a central database to compile real
property information, comprising:
30 providing a first set of real properties selected from
a portfolio of real properties;
providing access to real property information related
to the first set of real properties for a first user
through a website, wherein the first user makes selections

to view the real property information which is retrieved
from the central database; and

displaying the real property information as selected
by the first user on the website.

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10. The method of claim 9 further including:

providing a second set of real properties from a
portfolio of real properties;

10 providing access to real property information related
to the second set of real properties for a second user
through the website, wherein the second user makes
selections to view the real property information which is
retrieved from the central database; and

15 displaying the real property information as selected
by the second user on the website.

11. The method of claim 10 further including providing
access to the real property information related to the
second set of real properties for the first user through
20 the website.

12. The method of claim 9 further including:

accessing the real property information from the
central database through a communication network; and

25 displaying the real property information for the first
user operating a first computer system remote from the
central database.

13. The method of claim 9 wherein the step of providing a
30 first set of real properties includes the steps of:

determining a valuation of each of the portfolio of
real properties; and

selecting ones of the portfolio of real properties to
form the first set of real properties having a total

valuation at least to a predetermined threshold.

14. The method of claim 9 further including the step of
providing a log-in code to the first user, wherein the log-
5 in code limits the first user to viewing real property
information related to the first set of real properties.

15. The method of claim 14 further including the step of
providing search selections for the first user to search
10 based on attributes of the first set of real properties.

16. The method of claim 15 further including the step of
providing a summary of search results for a plurality of
real properties when search selections match more than one
15 real property.

17. The method of claim 9 further including the step of
displaying only a first portion of the real property
information related to the first set of real properties
20 which is approved for user viewing.

18. The method of claim 17 further including the step of
adding a second portion of real property information
related to the set of real properties to that approved for
25 user viewing upon receiving a request from the first user
for the second portion of real property information.

19. A method of compiling real property information from a
central database, comprising:
30 providing a set of real properties selected from a
portfolio of real properties;
providing access to a website for a user;
retrieving real property information related to the
set of real properties from the central database in

response to selections made by the user; and
displaying the real property information retrieved
from the central database on the website.

5 20. The method of claim 19 further including:
 accessing the real property information from the
 central database through a communication network; and
 displaying the real property information for the user
operating a computer system remote from the central
10 database.

21. The method of claim 19 further including the step of
providing a log-in code to the user, wherein the log-in
code limits the user to viewing real property information
15 related to the set of real properties.

22. The method of claim 21 further including the step of
providing search selections for the user to search based on
attributes of the set of real properties.

20 23. The method of claim 22 further including the step of
providing a summary of search results for a plurality of
real properties when search selections match more than one
real property.

25 24. The method of claim 23 further including the step of
displaying only a portion of the real property information
related to the set of real properties which is approved for
user viewing.

30 25. A computer system for managing real property,
comprising:
 means for providing a set of real properties selected
from a portfolio of real properties;

means for providing access to a website for a user;

means for retrieving real property information related to the set of real properties from the central database in response to selections made by the user; and

5 means for displaying the real property information retrieved from the central database on the website.

26. The computer system of claim 25 further including:

10 means for accessing the real property information from the central database through a communication network; and

means for displaying the real property information for the user operating a computer system remote from the central database.

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